

Zepp Row House  
1407 37th Street, N.W.  
(Georgetown)  
Washington  
District of Columbia

HABS No. DC-208

HABS,  
DC,  
GEO,  
144-

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Office of Archeology and Historic Preservation  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

## ZEPP ROW HOUSE

Location: 1407 37th Street, N.W. (Georgetown), Washington, D.C.

Present Owner: President and Directories of Georgetown College (1969)

Present Occupant: Rental tenants (1969)

Present Use: Residence (1969)

Significance: This is one of a row of nine brick houses typical of those built for investment and rental purposes in the Early twentieth century.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Date of Erection: 1916.
2. Architect: None known.
3. Original and subsequent owners: The building is located in Square 1248, Lot 158 in Washington, D.C. (formerly Square 78, Lot 114 in Threlkeld's Addition to Georgetown). The following is an incomplete chain of title to the land on which the structure stands. Reference is to the office of the Recorder of Deeds, Washington, D.C.

1916 J. Walter Moulden, unmarried to Guy S. Zepp  
Deed January 29, 1916 Recorded February 10, 1916  
Liber 3865, folio 151  
(Subject to trust of \$2,500)

Subdivision of original Lot 114 into Lots 15-158.  
Trustees assented.  
February 25, 1916 Subdivision Book 55. p. 76  
Surveyor's Office, D.C.

1917 Guy S. Zepp and wife, Pauline to Charles Selden, Jr.  
Deed April 27, 1917 Recorded May 5, 1917  
Liber 3968, folio 486  
Deed subject to seven trusts, one on each  
lot (151-155; 157 and 158) at \$2,000. Released  
November 23, 1917.  
Liber 4002, folio 398

Charles Selder, Jr. and wife, Mary Agnes to Patrick  
T. Moran  
Deed November 17, 1917 Recorded November 27, 1917  
Liber 4022, folio 399  
Lots 151-155; 157 and 158

- 1923 Patrick T. Moran died February 22, 1923 and left property to wife, Annie T. Moran. Will December 17, 1919, Probated March 19, 1923 Will book 112, page 533 Administration 30367
- 1944 Annie T. Moran died January 31, 1944, leaving property to daughter, Margaret M. Shugrue. Will February 16, 1943, Probated March 14, 1944 Will Book 322, page 330 Administration 63207
- 1948 Margaret M. Shugrue to Fannie Eaton (later corrected to "Fanny") Deed July 2, 1948 Recorded July 9, 1948 Liber 8784 folio 402
- 1955 Fanny Eaton to Elise D. Ellis Deed February 14, 1955 Recorded February 15, 1955 Liber 10368 folio 323
- 1956 Elise D. Ellis to Arthur Joseph Smith Deed March 21, 1956, Recorded March 23, 1956. Liber 10630, folio 495.
- Arthur Joseph Smith, unmarried, to The President and Directors of Georgetown College Deed March 21, 1956 Recorded April 3, 1956 Liber 10631, folio 495

4. Builder, contractor: Guy S. Zepp, a contractor, bought lot 114 in 1916, and subdivided it into nine lots. He began construction of the present row of nine houses that year. One of the nine was occupied in 1917, and all but three were occupied by 1918. By 1919 all were completed and occupied. (City Directories)

5. Alterations and additions: The front door and doorway are replacements. The interior has been renovated, and much of the original trim removed.

B. Historical Events and Persons connected with the Structure:

In 1917 Zepp sold 1407 37th Street to Charles Selden,

Tailors, painters, police, carpenters, and railway conductors were among the tenants of the nine brick houses. (City Directories)

When Patrick Moran died in 1923, 1407 37th Street was left to his wife, Annie, who continued to use it as rental property. The occupants of the row in 1943, a year before Annie's death, were white collar workers instead of the blue collar workers of former years. (City Directories)

Margaret M. Shugrue inherited the property from her mother in 1944 and rented it until 1948 when she sold it to Fanny Eaton. The new owner continued to use the house for investment purposes. After World War II, however, according to city directories, there was a shift in the occupations of tenants toward professional levels. Economists, foreign service officers, lawyers, and medical interns lived along this 37th Street block. (City Directories)

After holding the property for seven years Fanny Eaton sold it to Elise Ellis, a saleswoman who lived nearby on O Street. She kept it only a year and then sold it to Arthur J. Smith, who on the same day conveyed it at the same price to Georgetown University. The University continues to use this house for rental purposes. The row of houses is often called the "Nine Fridays". The source of this name is unknown, but it is believed to refer to the tradition of the Catholic Church, where communicants attend confession and communion on the first Friday of the month for nine months to receive special indulgences.

#### C. Bibliography:

##### City Directories:

Boyd's District of Columbia Directory, 1917, pp. 754, 1655; 1918, pp. 960, 1192, 1474, 1815; 1919, p. 1896; 1943, p. 383.

Polk's Washington City Directory, 1954, p. 84; 1956, p. 401.

Prepared by Volunteers for the  
Commission of Fine Arts  
Washington, D.C.  
1969

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: Plain, flat-fronted brick row houses typical of the early twentieth century. Broad overhanging eaves give some variety at the roof lines. This particular house has been renovated.
2. Condition of fabric: Good, well-maintained.

B. Description of Exterior:

1. Overall dimensions: Approximately 16' by 30'. Three bays across 37th Street facade. Two storeis high.
2. Foundations: Brick and concrete.
3. Wall Construction: Brick, painted.
4. Proches: Brick and concrete stoop in front, wood landing and steps in rear.
5. Chimneys: One small square utility chimney in center of rear (east) elevation, one from fireplace in living room on south party wall.
6. Openings:
  - a. Doors and doorways: The entrance doorway has a broad fluted casing with turned corner blocks. This and the six-panel door are mid-twentieth century additions.
  - b. Windows and shutters: Window are six-over-six-light double hung wood sash. No shutters.
7. Roof:
  - a. Shape and covering: Flat metal, pitched to rear. Shingle-covered, bracketed, broad eave across front.
  - b. Framing: Wood.
  - c. Cornice: Broad overhanging bracketed "eyebrow" eave across front.

C. Description of Interior:

1. Floor plan:

- a. First floor: Entry and stair hall in northwest corner; kitchen in northeast; dining room in southeast; living room in southwest. Partitions between hall and living room and between living room and dining room have been removed, making one irregular L-shaped room.
- b. Second floor: One bedroom across front; one in southeast corner; bath in northeast corner; stair hall in center of north side.
- c. Basement: One large unfinished space.

2. Stairways: First to second floor is a straight run with winders at the top. Closed stringer. Original heavy molded rail with simple square balusters, small newel. Stair to basement is simple wood utility stair from kitchen.

3. Flooring: Modern oak strip.

4. Wall and ceiling finish: Plaster, painted.

5. Doorways and doors: Original doors on second floor have five horizontal panels. Nearly all doors on first floor removed.

6. Decorative features and trim: Flat wood trim. Simple surround at fireplace; no trace of original mantel.

7. Heating: Radiators; fireplace in living room.

D. Site:

- 1. General Setting and Orientation: Set slightly above and back from 37th Street, this row faces west toward Georgetown University. This particular house is approximately in the center of row.
- 2. Enclosures: Wood fence around rear yard, none in front.
- 3. Walks: Concrete and brick.

4. Landscaping: Informal residential planting. Flagstone terrace in rear.

Prepared by The Office of  
Walter G. Peter, Jr., AIA  
Architect  
October 30, 1968

### PART III. PROJECT INFORMATION

These records were prepared as part of a project to record structures in the western part of the Georgetown Historic District in Washington, D.C. The project was conducted by the Commission of Fine Arts with the cooperation of the Historic American Buildings Survey. The resulting documentation was donated to HABS by the Commission and published in 1970 in HABS Selections Number 6, "Georgetown Architecture - Northwest: Northwest Washington, District of Columbia". Research for the project was conducted by volunteers under the supervision of Ms. Nancy Black, staff member of the Commission of Fine Arts. Architectural information was prepared by The Office of Walter G. Peter, AIA. The photographs were taken by J. Alexander. The data was edited and prepared for transmittal to the Library of Congress by HABS architectural historian Emily J. Harris in 1979.